THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
205 Stokesboro Court
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J & B Company	same	94-14-14.00
(NAME)	(NAME)	
216 Rucker Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

Karen Johnson Davidson County
Batch# 819957 DEEDWARR
03/11/2022 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $185.00
20220311-0028178

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF February, 2022

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2023

Notary Public

MY COMMISSION EXPIRES 1-3-23

WARRANTY DEED

For and in consideration of the sum of Fifty Thousand Dollars ($50,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Service Resource, Inc., a Tennessee corporation, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto J & B Company, a General Partnership organized under Tennessee law, hereinafter called the Grantee, it's heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Being the southerly part of Lots No. 16, 17 and 18 on the Map of M.W. Omohundro's Subdivision of Lot No. 17 and parts of Lot Nos. 9 and 10 of the W.B. Lewis Property, as of record in Book 332, page 170, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, January 20, 1947, as follows:

Beginning at the northeast corner of Rucker and Heathcote Avenues; thence with the easterly margin of Rucker Avenue northwardly 65 feet to a stake; thence eastwardly 142 feet, more or less, to a stake in the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 56.5 feet to a stake in the northerly margin of Heathcote Avenue, thence with said Avenue, westwardly 147.75 feet to the beginning.

Being the same property conveyed to Service Resource, Inc., by deed from Raymond R. Baucom, of record in instrument number 20010516-0050652, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Davidson County taxes for 2022, which have been assumed by the Grantees.
2. Easement of record in Book 6447, page 740, Register's Office for Davidson County, Tennessee.

This is improved property known as 216 Rucker Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, it's heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, it's heirs, successors, and assigns, against the lawful claims of all personal whomsoever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMTION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this 23rd day of February, 2022.

Service Resource, Inc.

By: _____
John S. Crouch, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Laura Goodwin, a Notary Public in and for said County and State, the undersigned, John S. Crouch, and who, upon oath, acknowledged himself to be the president of Service Resource, Inc., the within named bargainor, a corporation, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he, as president, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as president.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2022.

_____
Notary Public

My commission expires: 1-3-2023

LAURA GOODWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **James N. Bryan, Jr.**, do hereby make oath that I am the licensed attorney /custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William N. Benjamin III, a notary public for this county and state, **James N. Bryan, Jr.**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 11/08/2022

WILLIAM BENJAMIN JR.
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON